

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: John W. McDermott Residence

Other names/site number: La Pietra Condominium Unit 36

Name of related multiple property listing:

La Pietra Townhouse

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 3055 La Pietra Circle

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: ☐

Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

 X A ___ B X C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Regional Hawaii

Materials: (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls, horizontal lap wood walls,
poured concrete foundation.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The John W. McDermott residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces southwest and sits beyond the second curve in La Pietra Circle on a relatively flat parcel with its front lawn running down to the street. It is the right half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly projecting from its neighboring unit. The unit has a low pitched, Euroshield shingled, hip-gabled roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation, and a single story, one car carport with a built-up, flat roof is attached to the southeast side of the unit. The carport is accessed by a paved driveway. . The three bedroom, three and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

Narrative Description

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The John W. McDermott residence is located along the north side of La Pietra Circle after its second bend, and faces southwest. A sidewalk composed of three large, rectangular concrete stepping "stones" runs from the street to the unit's inset entry lanai, which is one step up from the sidewalk. Tropical plantings run across the front of the unit and include lady palm (*Rhapis excelsia*), money plant (*Dracaena marginata*), sealing wax palm (*Cyrtostachys renda*), guava (*Psidium guajava*), and Macarthur palms (*Ptychosperma macarthurii*), as well as a natal plum hedge (*Carissa grandiflora*) in front of the right (southeast) bay.

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The right bay is essentially a wall of glass, with a pair of sliding doors flanked by single pane fixed windows on the first story and three single pane fixed windows on the second, which extend to the building's top plate. A wood sun screen projects from the interstice between the first and second stories.

The left bay contains the left-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its right side and a lava rock pilaster on the left. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai's concrete floor is sheltered by a projecting second story balcony, which runs the length of the left bay.

A historic double door with recessed panels provides entry to the unit. The doors retain their original thumb latch and hardware. The doors open on a foyer with openings to either side. The left (northwest) opening accesses a short, front to rear hall, which terminate with the stair to the second floor. A door in the hall's southeast wall opens on a half bath, which has been remodeled, and a door in the opposite wall opens on a bedroom. Both doors are louvered, but not historic. The half bath is an "island" around which flow the hallway, living room and dining area.

The downstairs bedroom's wood slat ceiling features two exposed, lateral running beams. In the southeast wall a pair of single pane sliding windows provides light and ventilation. In the room's northeast wall a non-original louvered door opens on the bathroom. The bathroom has been remodeled. Also in the northeast wall is a pair of bi-fold, louvered, closet doors

The living room has a two story high wood slat ceiling with four original exposed, lateral running beams at its northeast end and 8' high ceiling at its front, (northwest) end. At the front end a mezzanine with a wrought iron railing with a ribbed leaf pattern looks down upon the living room. The room's two end walls each have a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window. These doors open on the front yard and a rear patio. The living room, as well as the entire first floor, has a new wood laminate floor with a 3" high baseboard.

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The rear, northeast, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. These windows and doors are surmounted by four single pane fixed windows which extend to the ceiling. The doors lead out to a rear patio. The patio has a slate floor, and flows out into the back yard, extending to front on the kitchen/dining room's rear doors. A sun screen projects from the living room's rear wall and wraps around the dining room's side wall. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and sun screens are supported by lava rock walls at their termini, with their supporting beams extending beyond the ends of the walls. The patio is irregular at its outer edge and a low, approximately 2' high, stacked lava rock wall runs along the edge with plantings, including areca (*Dyopsis lutescens*) and lady (*Rhapis excelsia*) palms and fox tail fern (*Asparagus densiflorus*), forming a backdrop. A wood, vertical slat fence on the northwest side of the patio separates the rear yard from the neighboring unit's yard, and a wood gate in the southeast side accesses the carport..

On the interior, a 16" x 19" lava rock column marks the northwest terminus of the living room's rear wall, and to its north is the dining area and kitchen. The dining-kitchen area has an 8' high, wood slat ceiling with four original exposed beams running laterally across it. The kitchen runs along the northwest wall and has been remodeled. A louvered door in the kitchen's southwest wall opens on a laundry room. The northeast wall of the half bath island features a wet bar, which is not original but located in the location of the original wet bar.

The southeast wall of the dining-kitchen area is of lava rock and has a pair of 8' high single pane sliding doors, and the northeast wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the patio.

The non-original stair, just beyond the front, first floor bedroom, has sixteen steps which near their top curve to the right. The stair opens on a second floor, L-shaped hall with its long leg running front to rear. The hallway's northwest side overlooks the living room, while its southeast side overlooks the stairwell, with both sides featuring an iron railing similar to that of the mezzanine. A door, near the end of the hall's southeast wall, opens on the rear bedroom. All interior doors on the second floor are louvered and not original.

The northwest wall of the rear bedroom is dominated by two pairs of non-original louvered, wood, sliding closet doors which flank a stack of built-in drawers surmounted by two shelves. In the bedroom's northeast wall is a pair of 7' high, single pane sliding doors flanked by single pane fixed windows, which access a balcony. The 52" wide balcony has a wood slat floor and a 44" high metal railing, and runs the length of the bedroom. In the bedroom's southwest wall a pocket door opens into a remodeled bathroom.

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The front bedroom is accessed via a door at the end of the short leg of the hall at its southeast terminus. A door in the northwest wall of the bedroom opens on a bathroom, which has been remodeled. The bedroom's southwest wall has a pair of 7' high, single pane sliding doors which lead out to a balcony which is similar to the rear balcony, and runs the length of the bedroom. It affords views of La Pietra School for Girls. The front wall of the unit jogs out at the end of the balcony to accommodate an interior closet and bathroom.

To the northwest of the intersection of the hall's two legs, an opening leads to a sitting room, which is one step below the hall floor. The room has four single pane fixed windows in its front, southwest, wall, and its southeast wall is dominated by four, wood, louvered sliding doors, behind which lay built-in shelves for storage.

The John W. McDermott residence retains its historic integrity. Alterations include the refinishing of the first floor walls and floor, the remodeling of the kitchen and bathrooms, the addition of a mezzanine, and the reworking of the stair. These alterations are typical interior modifications found in many of the units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

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Period of Significance

1967-1971

Significant Dates

1971

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Louis Pursel architect

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The John W. McDermott residence is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of

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construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend." As is noted above under, "significant dates", 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The McDermott residence's architectural significance, as well as its associations with townhouse development in Hawaii and historic preservation in Hawaii, are explained in the La Pietra Townhouse multiple property nomination.

John McDermott purchased this unit in September 1972 from La Pietra Development Company, and made it his permanent residence. McDermott (1920-2010) came to Hawaii in the 1950s and assumed the presidency of the advertising and public relations firm Fawcett-McDermott, following the retirement of Vance Fawcett in 1967. The firm was the largest advertising company in Hawaii at the time, and included among its clients many Democratic Party candidates for office, including Dan Inouye and John Burns.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 8535 page 230

Polk's City Directories for Honolulu, 1970-1975

Building permits associated with TMK 3-1-029:0330036

Honolulu Star Bulletin, obituary for John McDermott, February 24, 2010, page 21

Honolulu Star Bulletin, "Vance Fawcett, Age 59, Dies After Collapse," February 3, 1968, page 3

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acres of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.262245

Longitude: 157.816009

Or

UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by Schulzman-Neri Trust in 2022 as described by Tax Map Key: 3-1-029:0330036

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

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11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: October 9, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Owner:

Schulzman-Neri Trust
c/o Kurt Schulzman and Richard Neri
410 Ocean Avenue
Seal Beach, California 90740

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

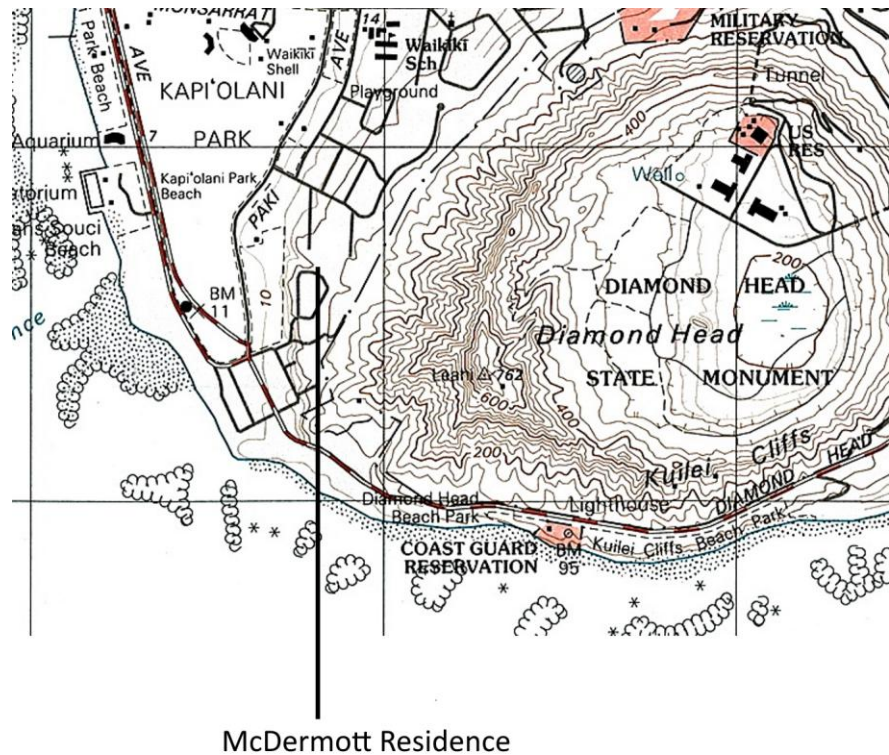
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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USGS Map



La Pietra Condominium Unit 36
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Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the duplex with unit 36 in the front from the south

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Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the front of unit 36 from the southwest

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La Pietra Condominium Unit 36
Name of Property

Honolulu

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County and State

Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the entry from the southwest

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La Pietra Condominium Unit 36 Honolulu
Name of Property

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Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the living room from the foyer from the northwest

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La Pietra Condominium Unit 36
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

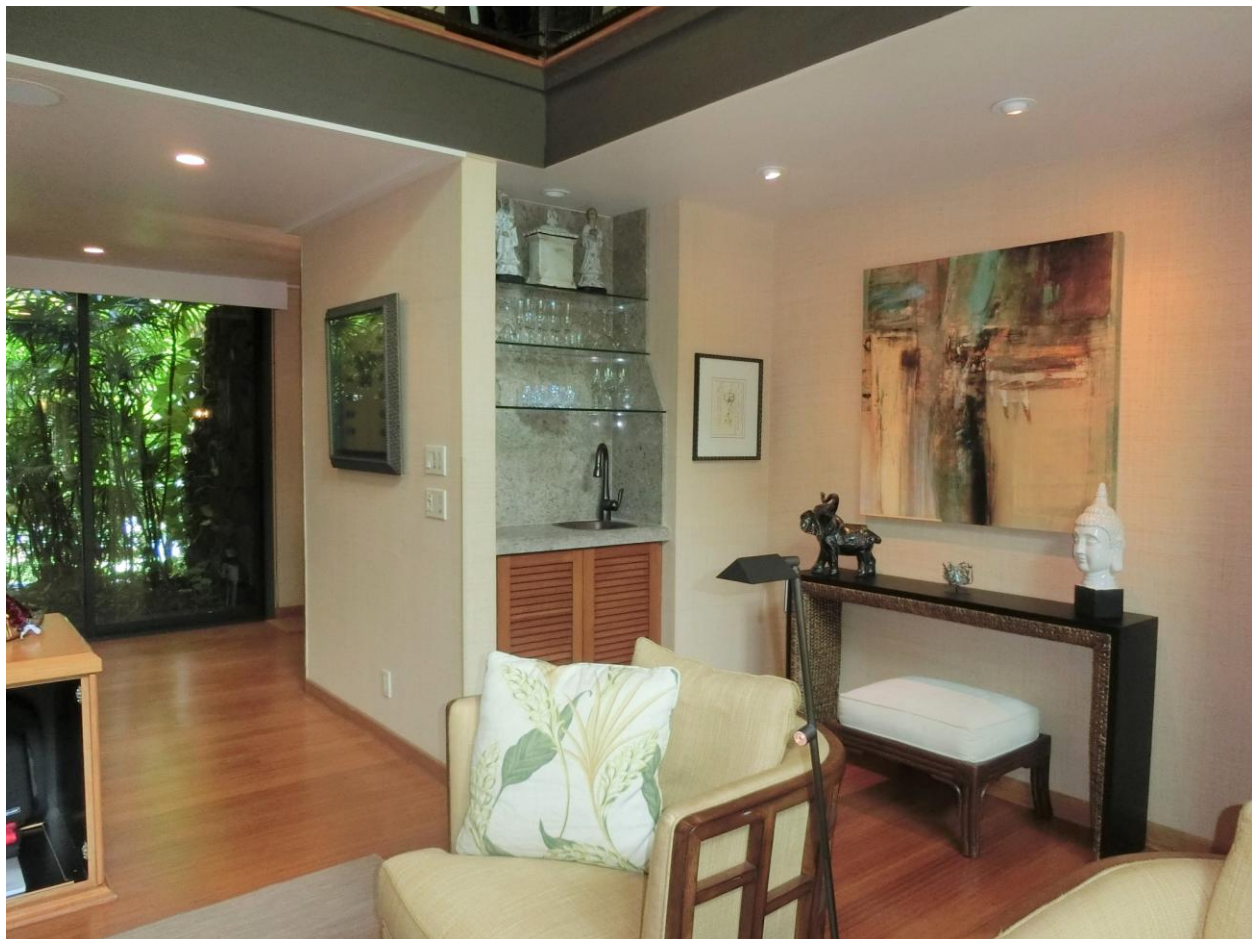
County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the living room and wet bar from the east

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La Pietra Condominium Unit 36 Honolulu
Name of Property

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Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the mezzanine and second floor hall from the northeast

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La Pietra Condominium Unit 36
Name of Property Honolulu

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Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

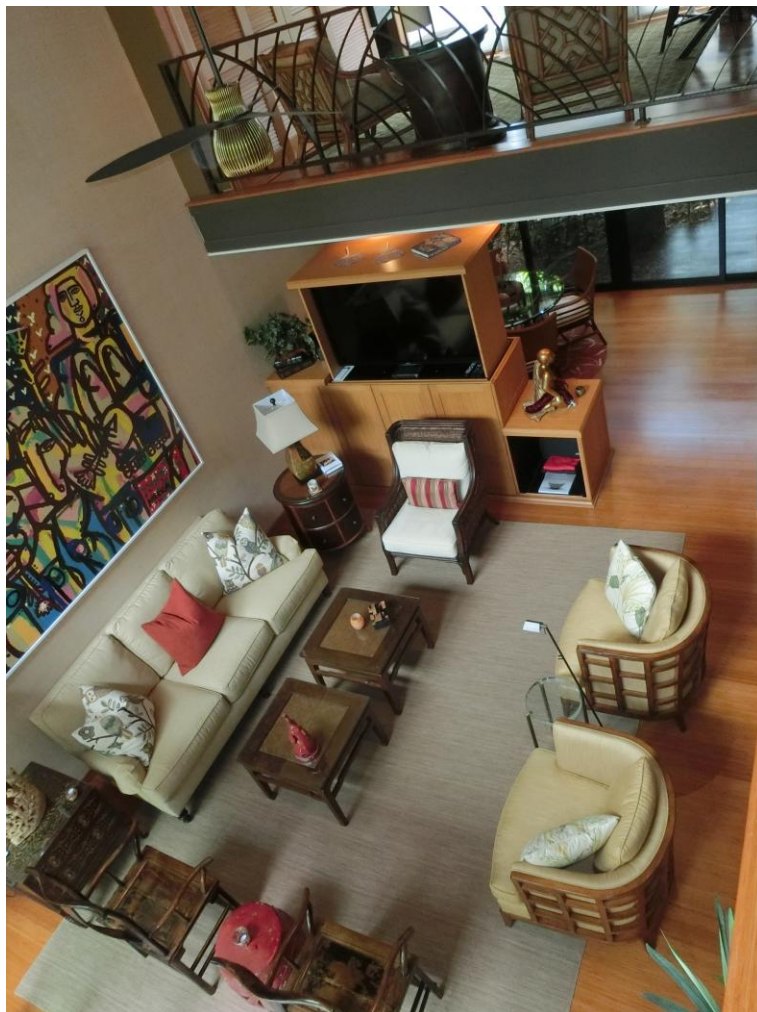
County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the living room from second floor hall from the south

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Name of Property

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County and State

Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the living room from the southwest

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Photo Log

Name of Property: McDermott Residence

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County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the kitchen-dining area from the north

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Photo Log

Name of Property: McDermott Residence

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County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the backyard of unit 36, living room and entry to garage in background from the north

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Name of Property: McDermott Residence

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County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the backyard unit 36 from the southeast

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Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the first floor bedroom from the east

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Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the second floor rear bedroom the northwest

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Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the mezzanine sitting room from the northeast

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Name of Property

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Photo Log

Name of Property: McDermott Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the second floor sitting room from the south

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